



GENERAL DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

The following list is intended only to provide information regarding zoning requirements for 1-3 family residential lot layout.

- ☐ Minimum driveway width is 10 ft; a hard surface is required (e.g. concrete, asphalt)
- ☐ No more than 50% of the lot may be covered by buildings/structures
- ☐ Minimum lot width:
 - 50 ft for R-1, R-2, R-2F, R-3 and R-4 districts (consult zoning code for other zoning districts)
- ☐ Minimum side yards permitted are:
 - 7.5 ft for R, LRR, RRR and RR districts
 - 5 ft for SR, R-1, R-2, R-2F, R-3 and R-4 districts
 - A 3 ft side yard may apply to one lot line on some corner lots (see C.C. 3332.26)
- ☐ The combined side yard requirement is 20% of lot width, except that:
 - Maximum side yard is 32 feet in R, LRR, RRR and RR districts
 - Maximum side yard is 16 ft in SR, R-1, R-2, R-2F, R-3 and R-4 districts
- ☐ Rear yard must be at least 25% of total lot area
- ☐ A detached garage may occupy up to 45% of the rear yard
- ☐ Maximum size of a garage is 720 square feet or 33% of a dwelling's habitable space
- ☐ Maximum absolute height for a detached garage is 15 ft (see C.C. 3303.08)
- ☐ Garages and surface parking spaces have maneuvering space requirements that are discussed in Chapter 3342 of the zoning code
- ☐ A shed is permitted without a building permit if it does not exceed 169 square feet
- ☐ Vision clearance restrictions may apply to fences or landscaping located in required yard(s)
- ☐ Flood plain standards apply to lots located within the 100-year floodplain
 - Finished floor elevations must be 1.5 ft above base flood elevation (including crawl spaces and/or basements)
 - All pedestrian access must be at base flood elevations
 - Base flood elevations must be shown at front, rear and side of the property
 - For lots that were previously in the floodplain but were removed by a LOMR, compliance with F.E.M.A. Technical Bulletin 10-01 must be demonstrated
 - Contact the City of Columbus Flood Plain Manager with any questions (645-0704)

Applicants are encouraged to schedule a pre-review meeting with residential zoning clearance staff prior to submitting building permit applications to evaluate compliance with applicable zoning code. A fee is charged for these meetings. Please call 645-8637 to schedule a meeting.